



An
Bord
Pleanála

Board Direction
BD-002714-19
ABP-303422-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2019.

The Board decided to treat this case in accordance with section 139 of the Planning and Development Act 2000, as amended, and also decided that the appealed Condition No. 2 be revised as follows, based on the Reasons and Considerations set out below.

Condition No 2

The signage shall accord with the proposed design set out in Figure 1 in the appellant's submission which was received by the Board on the 11th day of January 2019 and shall be confined to the proposed individually mounted lettering only. Prior to the commencement of development, the developer shall submit revised drawings, showing this amendment with full details of the proposed lettering display and the method of illumination, for the written agreement of the Planning Authority.

Reason: In the interest of orderly development and visual amenity.

Reasons and Considerations

Having regard to the Dublin City Development Plan 2016-2022, according to which the site location comes within an area subject to the 'Z5' zoning objective is, "*To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity*" and to the Grafton Street and Environs ACA, 2013 according to which Grafton Street is a

Category 1 Shopping Street, it is considered that, subject to compliance with Condition No 2, as amended, the proposed development would not seriously the visual amenities of streetscape character of Grafton Street and the public realm and would therefore be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 29/03/2019

Dave Walsh